

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.

The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed and the cost of the new survey shall be split 50/50 between Buyer and Seller. Exact acres to be sold will be determined by the survey. **CALL AUCTION COMPANY FOR COPY OF SURVEY AND TOTAL ACRES.**

AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STEUBEN COUNTY Auction

8885 E. State Road 120
(Located approximately 5 miles east of Fremont)

SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

SUN	MON	TUE	WED	THU	FRI	SAT
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24	25	26	27	28	29	30
31						

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

AUCTION MANAGERS:

Jerry Ehle & Mike Roy
#ACG3001504, #AU19300123
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SchraderFortWayne.com
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866-340-0445

STEUBEN
COUNTY

Auction



SATURDAY, AUGUST 30

9:00AM:

ANTIQUES & COLLECTIBLES

12:30PM:

COUNTRY HOME, BARN, 5± ACRES



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SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Auction

STEUBEN COUNTY SATURDAY, AUGUST 30

8885 E. State Road 120
(Located approximately 5 miles east of Fremont)

ANTIQUES & COLLECTIBLES TO SELL @ 9:00AM

ANTIQUE FURNITURE:

Mission style square china cabinet • Empire style curved front china cabinet • ornate curved front china cupboard-buffet w/ pillars • 2 Victorian secretaries • Eastlake dresser w/ glove boxes & double lamp shelves • Eastlake marble top dresser w/ glove boxes & lamp shelves • 3 dressers w/ mirrors • burl walnut marble top chest • maple wash stand w/ spoon carving & turned legs • 2 Victorian turned leg ladies writing desk • wood armed 6 pc. upholstered parlor set • hand crafted 5 dr. oak highboy 48" wide • umbrella stand hall tree w/ marble top • Eastlake platform rocker • Estey very rare pump pipe organ • ornate organ stools • 5 dr. high boy chest • 3 primitive commodes • turned leg walnut wash stand • painted kitchen drop leaf table • mahogany barrel back rocker • sewing rockers • assorted dressers & chests • drop leaf country kitchen table • drop leaf walnut table • assorted rockers & chairs • Victorian wood armed sofa & chair • project pcs.

MODERN FURNITURE & APPLIANCES:

Cherry full bed & dressers • full beds • as-

sorted dressers • maple full size bedroom suite • kneehole desk & chair • refrigerator • 30" elec. range • 4 dr. file cabinet

CUTTER SLEIGH, original condition

PRIMITIVES & ANTIQUES:

Great slag panel lamp w/ square slag lighted base • Immigrant chest on legs w/ original paint • Victorian velvet photo album on stand • oak wall phone by American Electric • many oil lamps • oil parlor lamps w/ green & milk glass shades • Aladdin lamps w/ green & milk glass shades • Sears Roebuck treadle sewing machine • primitive bucket bench • industrial work bench • butchering caldron • large copper kettle • 3 balance store scales • wood coffee mill • collection of 10 brass school bells • collection of 10 sheep bells • tool totes • 16" Fredericktown Ohio dinner bell • block plane • primitive hand tools • canning jars • Blue Ball jars • large volume enamelware • enamel lunch bucket • hog scrapers • canvas seed bags • lamp reflectors • wooden bowls • kitchen primitives • silver plate flatware • many crocks & crock jugs • nice #2 early mark crock jug • selection of hatpins • insulators • counter & store jars • chalk stringer boy

w/ cigar • carnival sticks • walking sticks • 12 Buffalo nickels • metal lawn chairs

GLASSWARE & POTTERY:

Imperial marigold punch bowl on stand w/ 12 cups • original Planter Peanuts counter jar • impressive collection of 20+ EAPG pitchers • red satin cracker jar w/ silver lid • dozens of German & other painted bowls & platters • Roseville Pink Apple Blossom IVI-10 vase • 9 cut & blown cruets • cow creamer • blue opalescent pitcher & tumblers • blue opalescent assorted glassware • ruby cut to clear glassware incl. covered butter, pitcher & tumblers, creamer & sugar • many cake stands • many glass baskets • candy containers • assorted depression glass • salt dips • Royal Roudalstadt hatpin holder • many unusual jars & apothecary jars • many pcs. Carnival glass

LOCAL STEUBEN COUNTY MEMORABILIA:

1885 History of Steuben County book (bad binding) • 1911 ruby souvenir pitcher from Angola Fair • 4 Angola ruby souvenir pcs. • regional & area ruby souvenir pcs • Mundy's Service Fremont advertising silhouette



REAL ESTATE TO SELL @ 12:30PM

Over 2200 sq ft, 6 bedrooms,
1 & 1/2 baths on 5± acres

HOME FEATURES:

- Near Clear Lake with S.R. 120 frontage
- butlers pantry with built ins
- all original hardwood floors
- all original trim work
- enclosed front porch
- full basement
- vinyl siding
- mostly vinyl replacement windows
- 50 x 70 pole barn w/water and electricity and concrete floor
- Mature shade trees and landscaping with circle drive

Unlimited potential for possible Bed and Breakfast, Winery, etc.!

Built in 1927, this One Owner Home has been in the same family for 6 generations!



SELLER: BARBARA TEETERS
AUCTIONEERS: Jerry Ehle & Mike Roy



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